

# \$734,900 - 310 Riverside Garden Nw, High River

MLS® #A2223765

## \$734,900

3 Bedroom, 3.00 Bathroom, 1,428 sqft  
Residential on 0.17 Acres

Vista Mirage, High River, Alberta

Located in NW High River, This fully finished bungalow has nearly 2800 Sq feet of living space, and is being offered for sale by its original owners, this property backs onto the happy trails pathway along the Highwood River , and you can sit on your back deck and enjoy the view. this H.O.A. does not have an age restriction, so it is perfect for families as well as those looking to retire within a short cart drive to the Highwood golf course. and there is a 7-12 JR/SR High School a short walk away, as well as playgrounds, spray park and pump track.

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223765    |
| Price          | \$734,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,428       |
| Acres          | 0.17        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 310 Riverside Garden Nw |
| Subdivision | Vista Mirage            |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V 1Y9                 |

### **Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | None                                                                     |
| Parking Spaces | 4                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                        |
| Waterfront     | River Front                                                              |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Breakfast Bar, Bookcases, Built-in Features, High Ceilings                    |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Gas, Living Room, Family Room, Mantle                                                         |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### **Exterior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                       |
| Construction      | Wood Frame, Stucco                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 172            |

|                |     |
|----------------|-----|
| Zoning         | TND |
| HOA Fees       | 145 |
| HOA Fees Freq. | MON |

## Listing Details

Listing Office      Royal LePage Solutions

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